

Clabber Creek Phase I Newsletter

Summer 2018

Overview of Covenants

- The _____ does not meet ACC Guidelines. (30 days)
- The house trim & front door trim need to be painted. (Do not change the color). Article XI, Section 1) (30 days)
- The grass needs to be cut and trimmed/edged. (Article X, Section 1) (5 days)
- The yard needs general maintenance – (Article X, Section 1) (5 days)
- The fence/gate is in need of repair. (Article XI, Section 1) (30 days)
- Trash cans and recycle bins must be kept in the garage or behind a fence if outside and need to be collected in a timely manner after collection day. (Article IX, Section 2) (immediate action required for this item)
- Inoperable vehicles are not allowed. Repairs must be made within 24 hrs.(Article VII, Section B) (5 days)
- Boats, mobile homes, trailers and campers are not to be parked in the driveway or in the front yard. (Article VII, Section F) (5 days)
- Personal vehicles are not to be parked in the street on a permanent basis. (Article VI) (immediate action required for this item)
- Pet waste must be collected & disposed of properly.(Article XI, Section 1) (immediate action required for this item)
- Excessive trash needs to be placed in a container suitable for garbage pickup. (Article IV Section 10, Article VII, Section Q) (5 days)
- The mailbox needs to be repaired. (Article IV, Section 22) (30 days)
- Each lot is to have and maintain 2 approved trees in the front yard. If the tree(s) is damaged or dies, please remove the dead tree within a week and it must be replaced by November 1st. (Article X Section 2).



If there is any non-compliance, residents will receive a letter with the indicated violation. This allows the resident time to correct the issue.

For continuing violations, fines will be assessed by the POA Board.

Thanks for following the covenants & helping to uphold the appearance of the neighborhood & keep it attractive to home buyers and residents. *For a complete copy of the covenants, please contact the POA Board.*

Keep Our Neighborhood Safe

Think Safety! Watch for kids playing outside with school out.

Speed Limit—the speed limit in the neighborhood is posted at 25 mph—speeding along Hidden Creek Drive and Morning Mist is still a concern. For the safety of everyone, please do not exceed the speed limit.

Please be mindful of residents using sidewalks—if it's at all possible when parking in your driveways, pull up far enough to keep the sidewalk clear.

Did you know....

We are looking for someone to fill the role of President of the POA board. POA dues are waived for those who serve on the board. Volunteers are also needed for the Social and Architectural Control Committees. If you are interested, please contact the board at clabbercreek1@yahoo.com.

Replacement mailboxes can be purchased at Lighting Emporium.

We anticipate progress on the detention pond to wrap up later this summer. Updates will be included in the Fall Newsletter.

New Residents



We want to welcome you to Clabber Creek. If you have recently moved into the neighborhood and have not received a welcome letter or do not have a copy of the covenants, please contact the board and we will get a copy to you.

4th of July Parade

July 3rd — 6:30pm

The celebration will start with the fire truck leading the parade at 6:30pm on Water Way Drive followed by playing in the hose so be prepared to get wet. Decorate bikes & a prize will be awarded for the best decorated. Watermelon & popsicles will be served.



Clabber Creek POA, Inc.
PO Box 9884
Fayetteville, AR 72703-0032

Check out the POA's website... <http://www.clabbercreek1.com/>

To become a registered user, you will need to email the board (email address listed on the main page). When emailing, please list your name and address - we will check that your dues are paid for the year, then you will receive an email from "Clabber Creek POA" with your username (your email address) and a temporary password. Once you go back to the website and log in - you will be able to change your password, update your profile and browse the sections for registered users only.

Registered users will have access to documents, financial statements, meeting minutes, newsletters, photo albums, classifieds, and the resident directory.

Ways to contact us:

Clabber Creek Board Email -- clabbercreek1@yahoo.com
Website—<http://www.clabbercreek1.com/>
Facebook Group -<https://www.facebook.com/groups/clabbercreekphase1poa/>
Mailing Address – Clabber Creek POA, Inc.
PO Box 9884
Fayetteville, AR 72703-0032

Neighborhood Watch Street Reps

Police Contact: Sandra Ware sangew@yahoo.com
Hidden Creek: Theresa Earney theresamccall23@yahoo.com
Wood Duck & Water Way: Sarah Pennington pennington.sarah@yahoo.com
Edgewater: Michelle Oliver michelle.oliver@officedepot.com
Riverbend: Ron & Julie Liter liter827@yahoo.com
Morning Mist: Michael Evans mrevans@uark.edu & Jay Langston jaylangston@gmail.com